

## **AGENDA**

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, February 4, 2004**

### **DECISIONS 6:00 P.M. followed by HEARINGS**

**9-11 Aldersey St.** The Owner, G&T Realty Associates & Applicant, Gerard Meehan, seek to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. RA zone. ***Denied 4-0, RD, MJ, HF, MS.***

**51 Warren St.** Applicant, Antonio Pereira, and Owners: Antonio Pereira and Maria Pereira. The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). BA zone. ***Continued until February 25, 2004.***

**278 Beacon St.** Applicant, OmniPoint Holdings, Inc.; Agent: Peter Cooke; Owner: Beacon Four Trust. The Applicant is proposing to expand an existing telecommunications installation through a revision to a previously issued Special Permit (SZO §5.3.8). This expansion would include the addition of an equipment cabinet and a GPS antenna. ***Testimony taken, continued until February 25, 2004.***

**3 Beacon St.** Applicant: Ashfield Pubs, Inc.; Owner: TBL Realty Trust. The Applicant requires a special permit to alter a nonconforming structure (SZO §4.4.1), a special permit to expand a non-conforming use (§4.5.3), a special permit to establish a restaurant/lounge (§7.11.10.a) and a special permit for failure to provide four off-street parking spaces (§9.13.a), in order to renovate and expand existing bar (Abbey Lounge) and to create a wine bar. RC zone. ***Approved with conditions, (5-0) RD, MJ, HF, SF, MS.***

**44 Park St.** Applicant: 44 Park Street, LLC; Owner: Maldemer, LLC; Agent: Terry Morris. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct forty-three (43) residential units. The Applicant also requires variances from §8.5.f (maximum height), §8.5.h (side yard setback), and §8.5.i (rear yard setback). The Applicant is subject to the Incentives for Provision of Affordable Housing section of the SZO, §13.5. RC zone. ***Request to Withdraw Without Prejudice Approved (5-0) RD, MJ, HF, SF, SQ.***

**343-349 Summer St.** The Applicant, Emerald Development Group, along with its Agent T. P. Morris, is requesting: (1) clarification and, where necessary, revisions or amendments relating to the findings and conditions: 2) an increase in the side yard setback for a Special Permit with Site Plan Review previously rendered decision on June 26, 2002, appeal #2002-23, which is the subject of an appeal in Middlesex Superior Court, Docket no. 02-3071. The original Special Permit authorized the construction of a four story, 14-unit residential building with inclusionary units off site and underground

parking in the Central Business District (CBD). The Applicant has filed a Motion for Limited Remand. Any revisions will be made in accordance with and subject to the Court Limited Remand Order. ***Case continued until March 31, 2004.***

**25 Elmwood St**. The Applicant and Owner, Marilyn Vancini seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to add dormers and a deck to an existing single-family and convert it to a two-family residence. Residence B (RB) zoning district. ***Continued until February 25, 2004.***